



25 West Avenue

Gosforth











## 25 West Avenue, Gosforth, NE3 4ES

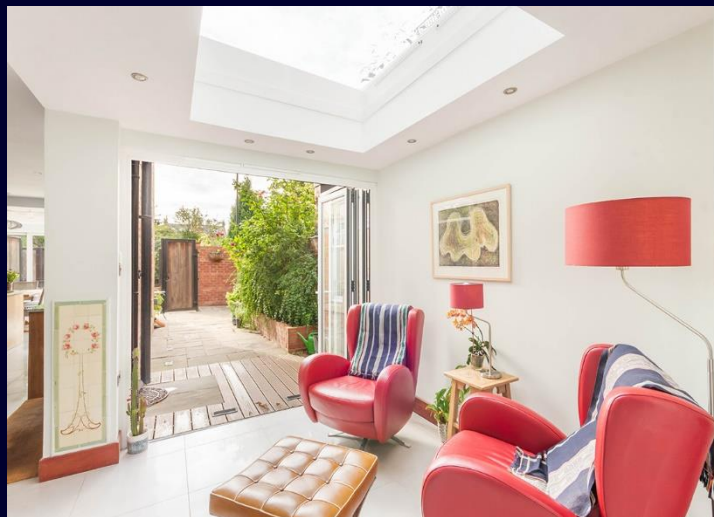
This fabulous, three storey, mid terrace house has been much improved and extended by the current owners and provides a beautiful family home. The well presented property retains many original features including high ceilings, stunning fireplaces, stained and leaded glass and brass door furniture.

This unique house has a lovely terraced garden to the front, with wrought iron railings and pedestrian access, whilst at the rear there is a courtyard and a fabulous, large, south facing garden with lawned areas, a store and paving providing on site parking for two or more cars.

The versatile accommodation comprises: Ground Floor: Impressive entrance leading to the vestibule | Reception hall with beautiful staircase with understairs storage, panelled walls and a cloakroom/WC | Elegant dining room with bay window and original fireplace; folding doors give access through to the sitting room which can also be accessed from the hall | The sitting room has a lovely fireplace and an extension at the rear, under a glazed canopied roof, which provides a garden room/reading area and is open through to the kitchen | The kitchen is well equipped with a stunning arrangement of reclaimed oak cabinets with granite worktop surfaces, built in appliances, fitted window bench seating and leads through to the breakfast/dining room which has great natural light and folding doors to a rear courtyard with doors which open up to give views towards the garden beyond .

First Floor: Very impressive drawing room, stretching across the full width of the house and ideal for entertaining, with beautiful bay window and feature fireplace | Two double bedrooms, one of which has an ensuite WC | Family bathroom, recently refitted, with a feature stained and leaded glass window.





Second Floor: Three further bedrooms, one of which stretches across the full width of the house, with a fabulous feature window; this room could easily be converted back into two bedrooms if required | Shower room/WC

Externally: The rear garden, which comprises an extra wide double plot and is ideal for families, is a very impressive and individual feature of this lovely property; it enjoys a south and westerly aspect with beautiful lawned areas and a fabulous timber pergola with climbing roses. The garden includes a very large store/workshop, and paving with sliding gates that provides onsite parking for two cars or more. There is a lovely garden to the front of the house with pedestrian access.

25 West Avenue is a very special property and unique within its area and indeed within the street. The location is ideal for access to the amenities of Gosforth High Street with its range of independent shops, cafes and restaurants as well as transport links into Newcastle City Centre and beyond.

Services: Mains electric, gas, water and drainage | Tenure: Freehold | Council Tax: Band G | Energy Performance Certificate: Rating TBC

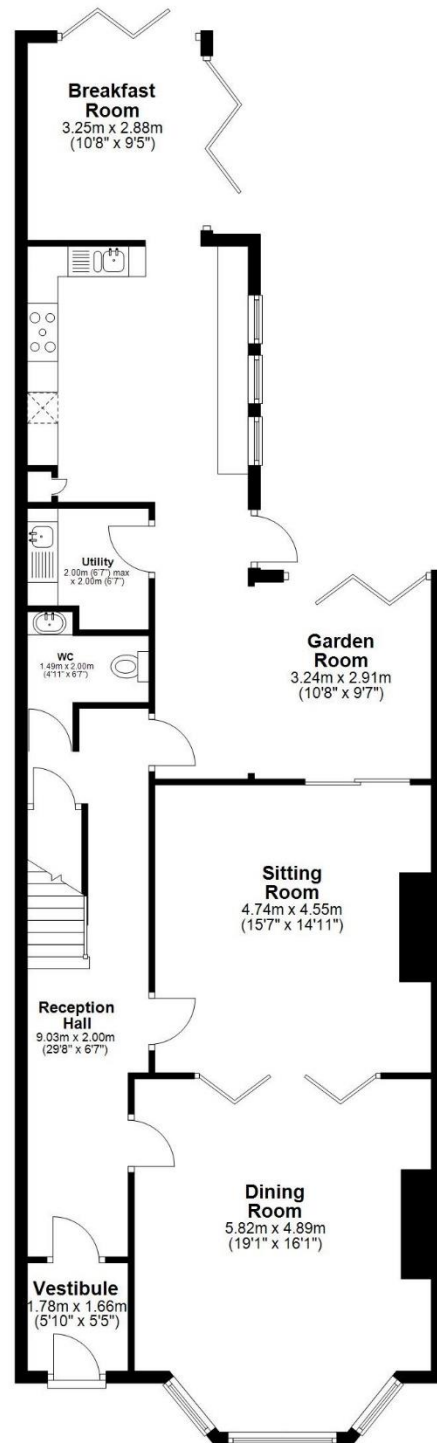
Price Guide: Offers Over £1,100,000





## Ground Floor

Approx. 119.1 sq. metres (1281.7 sq. feet)



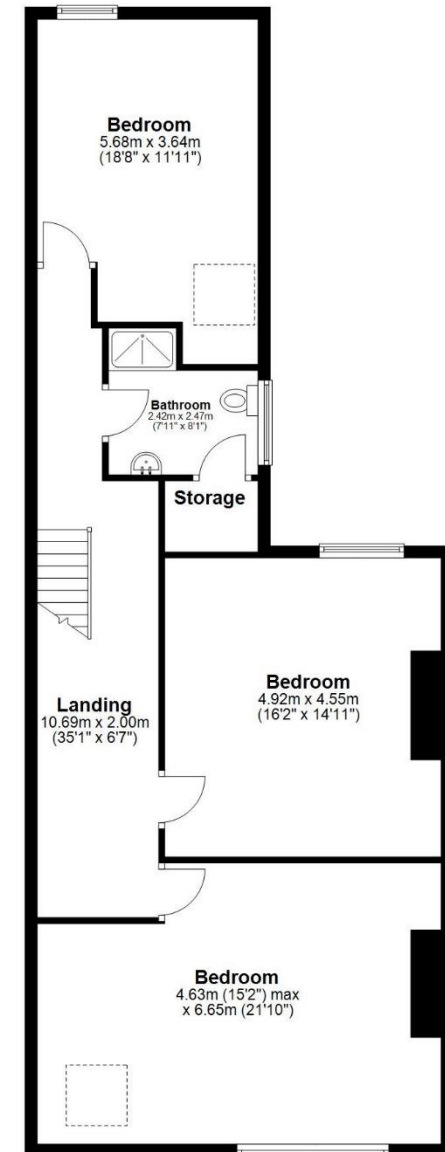
## First Floor

Approx. 99.0 sq. metres (1065.2 sq. feet)



## Second Floor

Approx. 96.4 sq. metres (1037.3 sq. feet)



Total area: approx. 314.4 sq. metres (3384.3 sq. feet)

25 West Avenue, Gosforth, -







# rare!

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